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4407 17 Avenue NW
Calgary, Alberta

MLS # A2347688



$799,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,934 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None

With the Bow River just moments away and an exceptional range of amenities, schools and major destinations within easy reach, this beautifully designed home pairs an outstanding location with the comfort and functionality of a move-in ready, beautifully designed interior. Lovingly maintained by its original owners, the property places pathways, parks and everyday conveniences close at hand, while quick connections west make mountain escapes simple and nearby Foothills Medical Centre and the University of Calgary add further convenience. Families will appreciate access to a diverse NW and west Calgary education corridor encompassing CBE programs as well as charter, gifted and independent school options. Then come home to a gorgeous retreat. Gleaming hardwood floors carry through an open main level where oversized windows fill the home with natural light and a built-in sound system extends across all 3 levels. Gather around the massive centre island in the gourmet kitchen, where quartz countertops, full-height cabinetry, stainless steel appliances and a gas stove make both entertaining and everyday meals effortless. Adjacently, generous windows brighten the dining area, while the inviting living room centres around a full-height stone fireplace framed by custom built-ins. Keep daily clutter contained in the practical mudroom with built-in storage and appreciate the convenience of a tucked-away powder room. Extra windows and cascading lighting illuminate your accent up the stairs giving a polished feel to the upper level. Unwind in the spacious primary retreat, complete with oversized windows, a custom walk-in closet and a luxurious ensuite appointed with dual sinks, a deep soaker tub and an oversized shower. Two additional bedrooms each having custom closets, a 4-piece bathroom and convenient upper-level laundry with a sink round

out this well-planned floor. The finished basement expands the living space with a large rec room anchored by an entire wall of built-ins for media and games, while a wet bar sets the stage for relaxed evenings with friends. A 4th bedroom and 4-piece bathroom add flexibility for guests, older children or a private home office. Central A/C keeps summer days comfortable and the integrated sound system lets music follow you from floor to floor. Outside, barbecue and unwind on the deck, move the gathering to the separate patio or let kids and pets play on the grassy lawn. Established gardens bring colour and character to the private backyard, all tucked behind the double detached garage. From evenings along the Bow River to weekends heading west toward the mountains, this is a home designed to make the most of both city life and Calgary’s outdoor lifestyle.

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